160.0	0003	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,700 /	796,700
					USE VALUE:	796,700 /	796,700
					ASSESSED:	796,700 /	796,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
129		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIBBY MICHAEL & EMILY
Owner 2:	
Owner 3:	
Street 1:	129 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LIBBY WILLIAM A JR- MARY A -
Owner 2:	-
Street 1:	129 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,375 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 2190 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6375.000	364,000	4,800	427,900	796,700
Total Card	0.146	364,000	4,800	427,900	796,700
Total Parcel	0.146	364,000	4,800	427,900	796,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.79 | /Parcel: 363.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 106815
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,000	4800	6,375.	427,900	796,700	796,700	Year End Roll	12/18/2019
2019	101	FV	277,100	4800	6,375.	427,900	709,800	709,800	Year End Roll	1/3/2019
2018	101	FV	277,400	3800	6,375.	379,000	660,200	660,200	Year End Roll	12/20/2017
2017	101	FV	277,400	3800	6,375.	317,900	599,100	599,100	Year End Roll	1/3/2017
2016	101	FV	277,400	3800	6,375.	317,900	599,100	599,100	Year End	1/4/2016
2015	101	FV	270,400	3800	6,375.	275,100	549,300	549,300	Year End Roll	12/11/2014
2014	101	FV	270,400	3800	6,375.	265,900	540,100	540,100	Year End Roll	12/16/2013
2013	101	FV	270,400	3800	6,375.	253,100	527,300	527,300		12/13/2012

!12523!

PRINT

Date	Time
12/11/20	02:36:23

LAST REV

Date	Time
10/15/18	08:45:21
apro	

USER DEFINED

Prior Id # 1:	106815
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12523

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIBBY WILLIAM A	59189-427		5/30/2012	Family	570,000	No	No		
	12906-7		12/10/1975			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/1992	569	Manual	1,500					REPAIR STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	Meas/Inspect	HS	Hanne S
2/23/2009	Measured	372	PATRIOT
12/2/1999	Meas/Inspect	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6375		Sq. Ft.	Site		0	70.	0.96	8									427,873						427,900	

Total AC/HA: 0.14635 | Total SF/SM: 6375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,873 | Spl Credit | Total: 427,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27499998
Const Adj.:	0.98980200
Adj $ / SQ:	157.750
Other Features:	75500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447209
Depreciation:	83181
Depreciated Total:	364028

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

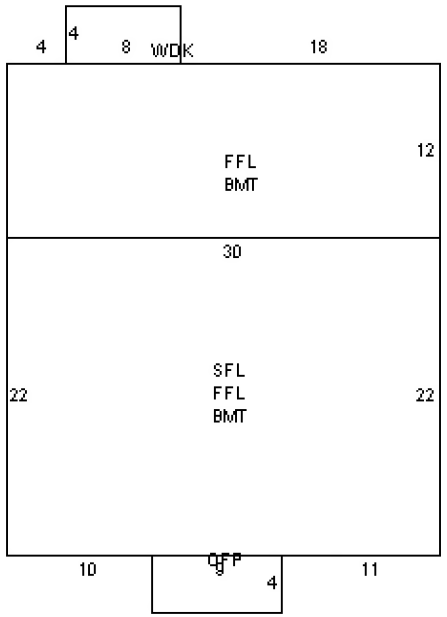
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.52
Special Features:	0	Val/Su Net:	131.50
Final Total:	364000	Val/Su SzAd	216.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,020	62.710	63,960
FFL	First Floor	1,020	157.750	160,905
SFL	Second Floor	660	157.750	104,115
OFP	Open Porch	36	43.550	1,568
WDK	Deck	32	15.840	507

Net Sketched Area:	2,768	Total:	331,055
Size Ad	1680	Gross Are	2768	FinArea	2190
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	18	A	AV	1980	54.86	T	31.2	101			700			700
3	Garage	D	Y	1	10X18	A	AV	1925	28.89	T	40	101			3,100			3,100
19	Patio	D	Y	1	16X18	A	AV	2016	3.55	T	5	101			1,000			1,000

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800